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OFFICE TO LET (MAY SELL)

COLES QUARRY, DARK LANE, BACKWELL, BS48 3JF



- **TO LET AS A WHOLE, OR AS INDIVIDUAL SUITES FROM APPROXIMATELY 476 SQ FT – 3,165 SQ FT**
- **ON SITE CAR PARKING**
- **SHOWER AND KITCHENETTE FACILITIES**
- **DDA ACCESS**
- **RECENTLY REFURBISHED TO A VERY HIGH STANDARD**

SUBJECT TO CONTRACT

LOCATION

The property is located in Backwell, which is an approximately 9 mile drive into Bristol city centre with Bristol Airport being located only a 10 minute drive away. The office is situated on the site of the former Coles Quarry and has sensitively been refurbished to create high quality office accommodation.

DESCRIPTION

The property was once the former Weighbridge office which served Coles Quarry and essentially weighed incoming and outgoing vehicles so they knew how much product was leaving the facility. The former site office has undergone a full refurbishment and now provides, modern and contemporary, fully refurbished office accommodation.

On arriving at the property, there is an attractive entrance lobby with a glazed staircase with leading up to an exposed brick feature wall. The ground floor is split into two offices with WC facilities and high quality fitted kitchen. Located on the first floor, are a further three good sized offices with additional WC's. The first floor benefits from a separate access to the rear of the property which is DDA compliant. The property has undergone a substantial refurbishment to provide the following specification:-

- New decorations throughout
- New WC facilities
- Gas central heating
- Double Glazing
- DDA Compliant
- Suspended LED lighting
- High quality kitchen with integrated dishwasher and fridge
- Galvanised power sockets
- Shower
- Exposed brick walls

ACCOMMODATION

The office is available as a whole and in accordance with International Property Measurement Standards (IPMS 3), the property has a net internal floor area of 3,16 sq ft (294.4 sq m).

Consideration would also be given to a letting on a floor by floor, or a suite by suite basis with the suites having the following floor areas:-

Ground floor (right)	487 sq ft	(45.27 sq m)
Ground floor (left)	487 sq ft	(45.27 sq m)
First floor (right)	907 sq ft	(84.2 sq m)
First floor (left rear)	476 sq ft	(44.2 sq m)
First floor (left front)	678 sq ft	(62.99 sq m)
Kitchenette	130 sq ft	(12.06 sq m)

CAR PARKING

There is a separate car park to the side of the property providing parking for approximately 7 car parking spaces, (or more if you double park).

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £16.00 per sq ft pax.

N.B. If the property is let on a floor by floor, or a suite by suite basis, a small service charge will be payable to cover the cost of any communal or shared items.

Alternatively, a freehold sale of the whole building may be considered – price on application.

BUSINESS RATES

To be assessed.

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly:-

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

ENERGY PERFORMANCE CERTIFICATE

Rating = C (61).

VAT

We understand the building is elected for VAT therefore, VAT will be payable on all prices.

LEGAL COSTS

Each party is to bear their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All enquiries strictly through the sole agents:

Burston Cook:-

FAO: Charlie Kershaw MRICS or Holly Boulton BSc Hons

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk / charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

UPDATED JAN 2019



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